

ASSIGNEE'S SALE OF RESIDENTIAL REAL ESTATE

The undersigned assignee, by virtue of the power of sale contained in a mortgage from Ruth G. Harley to Donald P. Dougherty and Doris J. Dougherty, his wife, dated 16 December 1981, and recorded among the Land Records of Frederick County, Maryland, in Book 1162, page 820, as modified by a mortgage modification agreement dated 17 December 1982, and recorded among the aforesaid Land Records in Book 1187, page 489, and also a mortgage from Ruth G. Harley to Donald P. Dougherty and Doris J. Dougherty, his wife, dated 17 December 1981, and recorded among the aforesaid Land Records in Book 1162, page 898, as modified by mortgage modification agreement dated 17 December 1982, and recorded among the aforesaid Land Records in Book 1187, page 487, the mortgages as modified now being in default, and having been assigned to the undersigned for foreclosure, the undersigned assignee will offer for sale at the Courthouse Door, 100 West Patrick Street, Frederick, Maryland, on

JANUARY 17, 1984

11:00 A.M.

All of that real estate situate, lying and being in the City of Frederick, known as 704 West Patrick Street, Frederick, Maryland, as more particularly described in a deed from Edward M. Schairer and Monica S. Schairer, his wife, unto Ruth G. Harley and Marshall R. Degrange, dated 5 June 1978, and recorded in Book 1051, page 659, among the aforesaid Land Records, Marshall R. Degrange now being deceased.

Together with all the buildings and improvements thereon, and all the rights, ways, roads, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

IMPROVEMENTS

The improvements consist of a two-story frame house with aluminum siding, containing 1,800 square feet divided into nine rooms which consists of four bedrooms, a living room, dining room, kitchen, family room and office in basement, plus two bathrooms. The house is situated on a lot which is 50 feet in width and 300 feet in length and which is served by city water and sewer. The house has a shingle roof. The lot has a garage and a large parking area which can accommodate six to eight cars.

TERMS OF SALE

A deposit of Five Thousand Dollars (\$5,000.00) in the form of a certified check, or a cashiers or treasurers check of a recognized lending institution, payable to "Herbert L. Rollins, Assignee", will be required of the purchaser on the date of sale with the balance to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest at the rate of twelve percent (12%) to be paid by the purchaser on the unpaid balance from the date of ratification to the date of settlement. State, county and city real estate taxes and any public charges will be prorated to the date of final settlement. All costs of conveyancing, including transfer taxes and revenue stamps, shall be paid by the purchaser. The assignee reserves the right to withdraw the property from sale at any time. The sale will be upon personal inspection by the purchaser, no representations being made by the assignee. Contact Donald N. Briggs, Auctioneer, for an inspection of the premises or further information regarding the property.

HERBERT L. ROLLINS, Assignee
5 West Church Street
Frederick, Maryland 21701
662-8171

John H. Tisdale
Rollins, Price and Tisdale
5 West Church Street
Frederick, Maryland 21701
662-8171

Attorneys for Assignee

DONALD N. BRIGGS, Auctioneer
211 West Patrick Street
Frederick, Maryland 21701
664-2888

THE POST, Frederick, Md.
Friday, January 6, 1984

D-7

ACKNOWLEDGMENT OF PURCHASE

I, the undersigned, hereby acknowledge to have purchased from Herbert L. Rollins, Assignee, the real estate described in the advertisement of sale as it appears on this page, at and for the sum of Fifty Thousand Dollars (\$50,000.00) and agree to comply fully with all the terms and conditions of the sale as set forth in the attached advertisement of sale.

WITNESS my hand and seal this

17th day of January, 1984.

Donald P. Dougherty [SEAL]

WITNESS:

John H. Tisdale

ACKNOWLEDGMENT OF SALE

I hereby acknowledge having sold the described property to the person named above, and having received a deposit of Five Thousand Dollars (\$5,000.00).

Herbert L. Rollins [SEAL]
Herbert L. Rollins, Assignee

WITNESS:

John H. Tisdale